

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

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## Master Plan Revision for Scotts Hill Mixed Use Project

**Case Number:** MDP-R 2023-56

**Application Type:** Master Development Plan Revision

**Applicant:** The Townhomes at Scotts Hill, LLC

**Owners:** The Townhomes at Scotts Hill, LLC

**Location:** East of US HWY 17, south of Whitebridge Road

**Property ID #(s):** 3281-29-4277-0000

**Description:** The Townhomes at Scotts Hill, LLC are requesting a revision to a previously approved Master Development Plan. The revision includes the addition of 19,500 square feet of commercial space along the portion of the property that fronts US HWY 17.

**Current Zoning:** PD, Planned Development

### **Technical Review Committee Meeting:**

Thursday, August 3, 2023

### **Planning Board Meeting**

September 5, 2023 (Tentative)

### **Application Materials**

Application Packet

Master Development Plan

# **APPLICATION PACKET**

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## Planned Development & Residential Mixed Zoning Districts Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1.   X   **Pre-submittal Meeting**  
Date of Meeting \_\_\_\_\_
2.   X   **Signed Application**
3.   X   **Payment**  
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter # 250.00  
Amendment
4.   X   **Paper Plan Sets**  
One (1) 24 x 36, Fifteen (15) 11 x 17
5.   X   **Digital Submission**  
For all documents submitted in paper copy, bring a digital copy with paper submission.
6.   X   **Adjacent Property List**  
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7.   X   **Adjacent Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8.   X   **Permits**: Project is under construction with all Applicant's Permits.  
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9.   X   **Site Plan Requirements**  
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.  
(See Master Development Plan Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Date 7/6/23

Printed Name

Robert J. Hollis  
Manager

Staff Initials:

Date:

DNA  
7/11/23

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## **MASTER DEVELOPMENT PLAN**

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
  - a. The general location of the site.
  - b. The general location of proposed roads.
  - c. The general location of proposed uses, environmental areas, housing types or open space.
  - d. The uses on adjoining properties.
  - e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

*\*See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

### **Waivers to MDP – Residential Districts**

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

### **Waivers to MDP – Commercial and Industrial Districts**

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

## APPLICATION FOR MASTER DEVELOPMENT PLAN

### THIS SECTION FOR OFFICE USE

Application No.	MDP- <del>8</del> -2023-56	Date	7/11/23
Application Fee	\$ 250. <sup>00</sup>	Invoice Number:	34445
Pre-Application Conference	✓	Hearing Date	9/5/23

### SECTION 1: APPLICANT INFORMATION

Applicant's Name:	The Townhomes at Scott Hill LLC	Owner's Name:	Same as applicant
Applicant's Address:	332 Military cutoff Rd.	Owner's Address:	
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	
Phone Number:	910-338-3585	Phone Number:	
Email Address:	corporate@tributecompanies.com	Email Address:	

Legal relationship of applicant to land owner:

### SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	<input type="checkbox"/> Residential <small>RP, PD, RM MH District</small>	<input type="checkbox"/> Commercial <small>GB, OI, IT, GI District</small>	<input checked="" type="checkbox"/> Mixed Use <small>PD</small>	
Property Identification Number (PIN):	3281-29-4277-0000		Total property acreage:	20.38
Zoning Classification:	IPD	Acreage to be disturbed:	ADDITIONAL — AC.	
Water Provider	Pender County	Wastewater Provider:	PCWRIS.	
Project Address :	US Hwy 17			
Description of Project Location:	In front of white bridge			
Describe activities to be undertaken on project site:	Proposed Amendment to Previous Approval IPD - Master plan to include 19,500 SF of commercial			

### SECTION 3: SIGNATURES

Applicant's Signature		Date:	7/6/23
Applicant's Printed Name	Robert J. Hollis, Manager	Date:	7/6/23
Owner's Signature		Date:	7/6/23
Owner's Printed Name	Robert J. Hollis, Manager	Date:	7/6/23

**NOTICE TO APPLICANT**

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

**Office Use Only**

<input type="checkbox"/>	<b>MDP Fees:</b> ( <del>\$500.00 plus \$10/acre for the first 100 acres</del> \$5/acre thereafter) <i>Revision</i>	<b>Total Fee Calculation:</b> \$ <i>250.00</i>
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**Attachments Included with Application: (Please include # of copies)**

CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
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<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<b>Check:</b> <input checked="" type="checkbox"/> Check # _____
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Application received by:	<i>Daniel Adams</i>	Date:	<i>7/7/23</i>
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Application completeness approved by:	<i>Daniel Adams</i>	Date:	<i>7/7/23</i>
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Date scheduled for public hearing:	
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Date: July 6, 2023

To: Pender County Planning

Attention: Daniel Adams, MPA, CFM

Reference Our Job #: Scotts Hill Townhomes / Mixed Use

Subject: PD Master Plan Modification

**We Are Transmitting:**

<input type="checkbox"/>	Per Your Request	<input type="checkbox"/>	For Further Action	<input type="checkbox"/>	Preliminary Drawings
<input checked="" type="checkbox"/>	For Your Review	<input type="checkbox"/>	For Your Records	<input type="checkbox"/>	Final Drawings
<input type="checkbox"/>	For Your Approval	<input type="checkbox"/>	For Your Proposal	<input type="checkbox"/>	Specifications
<input type="checkbox"/>	Other:				

**Description:** Attached you will find amendment plans for the Scotts Hill Townhomes PD Master Plan. We have modified the site plan to include 19,500 sf of commercial use along the Highway 17 frontage. The previously approved townhomes and single-family lots will remain as presented in the previous submittal. By incorporating the commercial use into the project frontage, the overall project will truly be a mixed-use project that further aligns with the future land classification for the site which is neighborhood mixed use.

Please call me with any questions or concerns.

Thank You,

Josh Mihaly

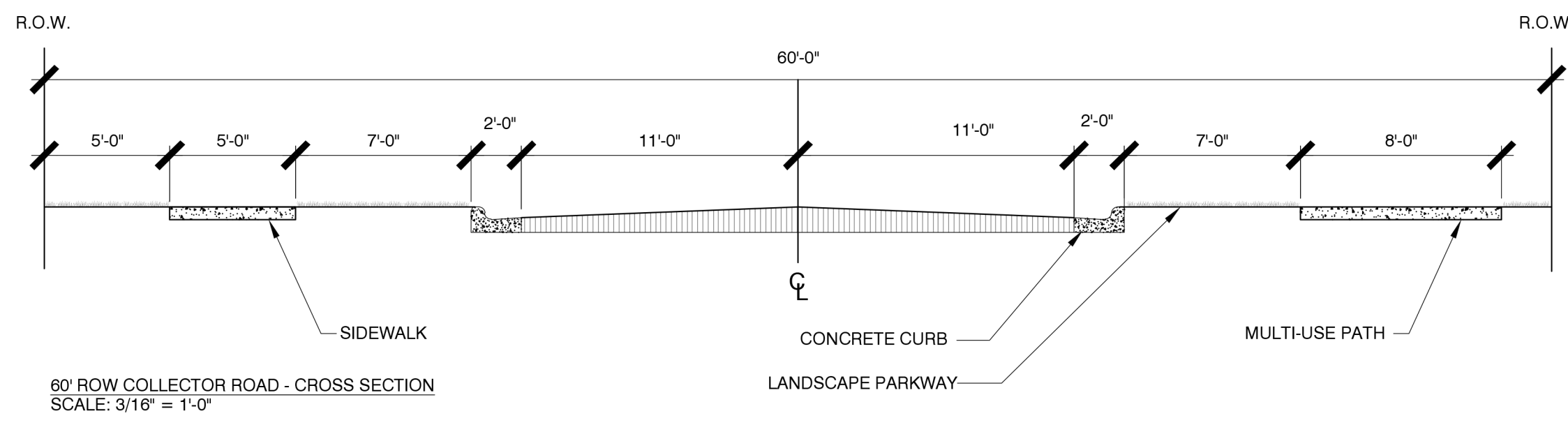
**Remarks:**

Adjacent property owners for Hwy 17, Scotts Hill, Pender County, PIN 3281-29-4277-0000  
Updated July 2023

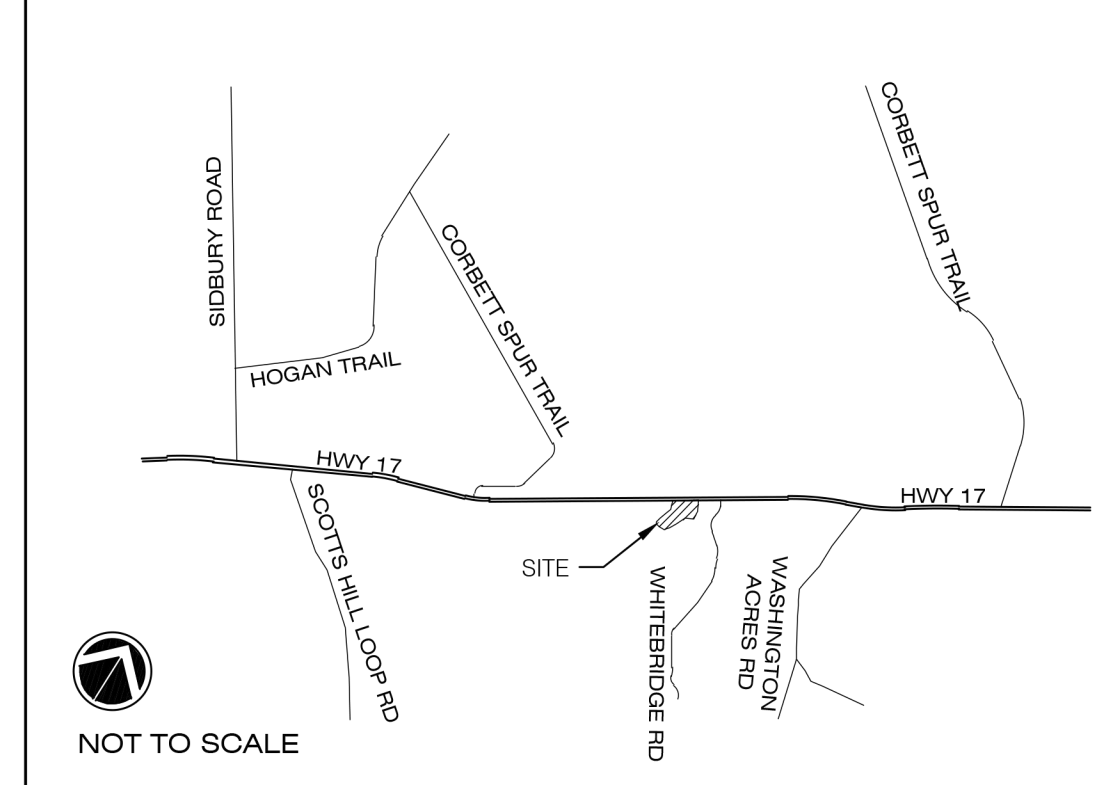
Property Owner	Property Address	Contact Address	PIN	Previous Owner
SHINGLETON, RALPH N	12606 US HWY 17	PO BOX 4483, WILMINGTON, NC 28406	3281-18-8879-0000	
JONES, BELINDA	12640 US HWY 17	12640 US HWY 17, HAMPSTEAD, NC 28443 C/O FAIR, BEULAH	3281-19-8097-0000	
BROWN, ELLEN HEIRS	13111 US HWY 17	114 FULCHER LANDING RD, SNEADS FERRY, NC 28460	3281-19-9270-0000	BROWN, ELLEN
DIXON, ROLAND JR WHITEBRIDGE DEVELOPMENT LLC	12706 US HWY 17 301 WHITEBRIDGE RD	54 CHASE LANE, ROCKY POINT, NC 28457 2001 BALMORAL PLACE, WILMINGTON, NC 28405	3281-29-0393-0000 3281-39-0902-0000 3282-20-7160-0000	DIXON, ERNESTINE
GUZMAN, MYRA	309 WHITEBRIDGE RD	309 WHITEBRIDGE RD, HAMPSTEAD, NC 28443	3281-39-5694-0000	
JOHNSON, MELVIN JR	233 MARE POND PL	233 MARE POND PL, HAMPSTEAD, NC 28443	3281-39-3461-0000	
LAWS, RICHARD A. SPARE, MATTHEW THOMAS	235 MARE POND PL	235 MARE POND PL, HAMPSTEAD NC 28443	3281-29-9256-0000	DORAZIO, JOAN P
TRUSTEE	249 MARE POND PLACE	249 MARE POND PLACE, HAMPSTEAD, NC 28443	3281-28-8634-0000	
ROBERTS, TONY P	259 MARE POND PL	259 MARE POND PL, HAMPSTEAD, NC 28443	3281-28-7365-0000	
CORBETT, WILBUR R	US HWY 17	C/O REBECCA CORBETT MCGOWAN 928 COVE POINT LN, TEGA CAY, SC 29708	3281-15-7192-0000	
ST JOHNS CHURCH OF CHRIST DIS	106 BROWN TOWN RD	P O BOX 251, HAMPSTEAD, NC 28443	3281-19-4202-0000	
BROWN, CLAUDIUS JR	44 BROWN TOWN RD	44 BROWN TOWN RD, HAMPSTEAD, NC 28443	3281-19-5499-0000	
NIXON, MCKINLEY MARY	80 BROWN TOWN RD	C/O SYLVIA HYMAN WILMINGTON, NC 28404	3281-19-5352-0000	
BRINSON, PRIMMIE L/E	26 BROWN TOWN RD	26 BROWN TOWN RD, HAMPSTEAD, NC 28443	3281-19-7513-0000	
MCLAURIN, DOROTHY BROWN	10 BROWN TOWN RD	10 BROWN TOWN RD, HAMPSTEAD, NC 28443	3282-00-9177-0000	
BRADLEY, EMILY B LIFE ESTATE	LOT 2 MB 14/61 CHRISTIAN CHAPEL RD	140 CHRISTIAN CHAPEL RD, HAMPSTEAD, NC 28443	3281-19-8786-0000	
DIXON, ROLAND JR	2 AC 1587 N/RR 12825 US HWY 17	54 CHASE LANE, ROCKY POINT, NC 28457 12919 US HWY 17 NORTH, HAMPSTEAD, NC 28443	3281-19-9924-0000 3282-10-8342-0000 3282-20-2545-0000	
SHINGLETON, T FARNELL	12915 US HWY 17			
MOORE, CARLOS BERNELL ET AL	LOT 2 MB 14/61 CHRISTIAN CHAPEL RD	C/O TONYA MOORE 403 LINCOLN RD., CHESAPEAKE, VA 23320	3281-19-7859-0000	
HOTTON, KEVIN J	230 MARE POND PL	230 MARE POND PL, HAMPSTEAD, NC 28443	3281-38-2487-0000	HOLMY, JOHN C CO TRUSTEES
BRIES, JEFFERY S	LOT 14 WHITE BRIDGE SUBDIV	240 MARE POND PL, HAMPSTEAD, NC 28443	3281-37-1934-0000	
ALLEN, MARK	239 MARE POND PL	239 MARE POND PL, HAMPSTEAD, NC 28443	3281-38-0964-0000	
WESSNER, MATTHEW J	229 MARE POND PL	229 MARE POND PL, HAMPSTEAD, NC 28443	3281-39-5112-0000	
ANCERAVAGE, STEPHEN R	250 MARE POND PL	250 MARE POND PL, HAMPSTEAD, NC 28443	3281-28-8182-0000	THORNLAU, LINDA SHEPARD, MARY DOROTHY
SHEPARD, RUDOLPH JR	60 BROWN TOWN RD.	2401 HARLEY DR., GREENSBORO, NC 27406	3281-19-5461-0000	



# **MASTER DEVELOPMENT PLAN**



VICINITY MAP



SITE DATA

PARCEL PIN:	3281-29-4277-0000
TOTAL PROJECT AREA:	887,753 SF (20.38 AC.)
FUTURE LAND CLASSIFICATION:	NEIGHBORHOOD MIXED USE
EXISTING ZONING:	PD - Planned Development
PROPOSED ZONING:	NO CHANGE
OWNER:	WILBUR R. CORBETT TRUST
APPLICANT:	TRIBUTE INVESTMENT & DEVELOPMENT, INC.
PROPOSED BUILDING SEPARATION:	16'
PROPOSED BUILDING HEIGHT MAXIMUM:	35'
<b>PROPOSED RESIDENTIAL</b>	
COTTAGE HOMES:	9 HOMES
ATTACHED HOUSING:	116 UNITS (29 BUILDINGS)
TOTAL RESIDENTIAL UNITS:	125 UNITS
<b>PROPOSED COMMERCIAL/ RETAIL</b>	19,500 SF
<b>ESTIMATED TRIP GENERATION</b>	
125 UNITS (9 COTTAGE HOMES / 116 ATTACHED HOUSING)	66 AM PEAK HOURS 77 PM PEAK HOURS
19,500 SF COMMERCIAL / RETAIL	
RETAIL: 4,750 SF	430/ DAY, 18 AM, 46 PM
OFFICE (MEDICAL OR GENERAL): 4,750 SF	96/ DAY, 16 AM, 16 PM
RESTAURANT: 6,000 SF	643/ DAY, 5 AM, 54 PM
GYM/FITNESS: 4,000 SF	290/ DAY, 5 AM, 29 PM
TOTAL:	1459/ DAY, 96 AM, 145 PM

DENSITY CALCULATIONS

TOTAL SITE AREA	20.38 ACRES (887,753 SF)
TOTAL WETLAND AREA	3.39 ACRES
60' ROW AREA	2.60 ACRES
OPEN SPACE REQUIREMENT	REQUIRED: 2.60 ACRES PROVIDED: 2.60 ACRES
ACTIVE	1.88 ACRES
PASSIVE (SUBTRACTED FROM TOTAL WETLAND AREA)	1.88 ACRES
FOR NET AREA CALCULATION	2.29 AC (11.2%)
TOTAL OPEN SPACE	1.88 ACRES
(125 x .03) 3.75 ACRES	1.88 AC (9.2%)
(18.4% OF TOTAL SITE)	4.17 ACRES
(20.4% OF TOTAL SITE)	
NET AREA:	12.52 ACRES
NET DENSITY:	10 UNITS / ACRE
RECOMMENDED DENSITY:	10 UNITS / ACRE
(FUTURE LAND USE PLAN)	

PARKING CALCULATIONS

	REQUIRED	PROPOSED
19,500 SF COMMERCIAL RETAIL BUILDINGS (1 / 225 SF)	87	89
29 QUADRAPLEX BUILDINGS (2 / UNIT)	232	261
9 COTTAGE HOMES (2 / UNIT)	18	18
TOTAL PARKING:	337	368

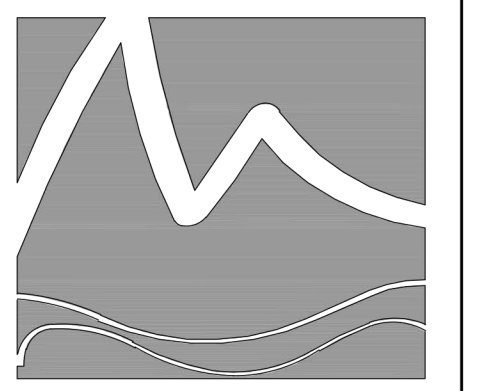
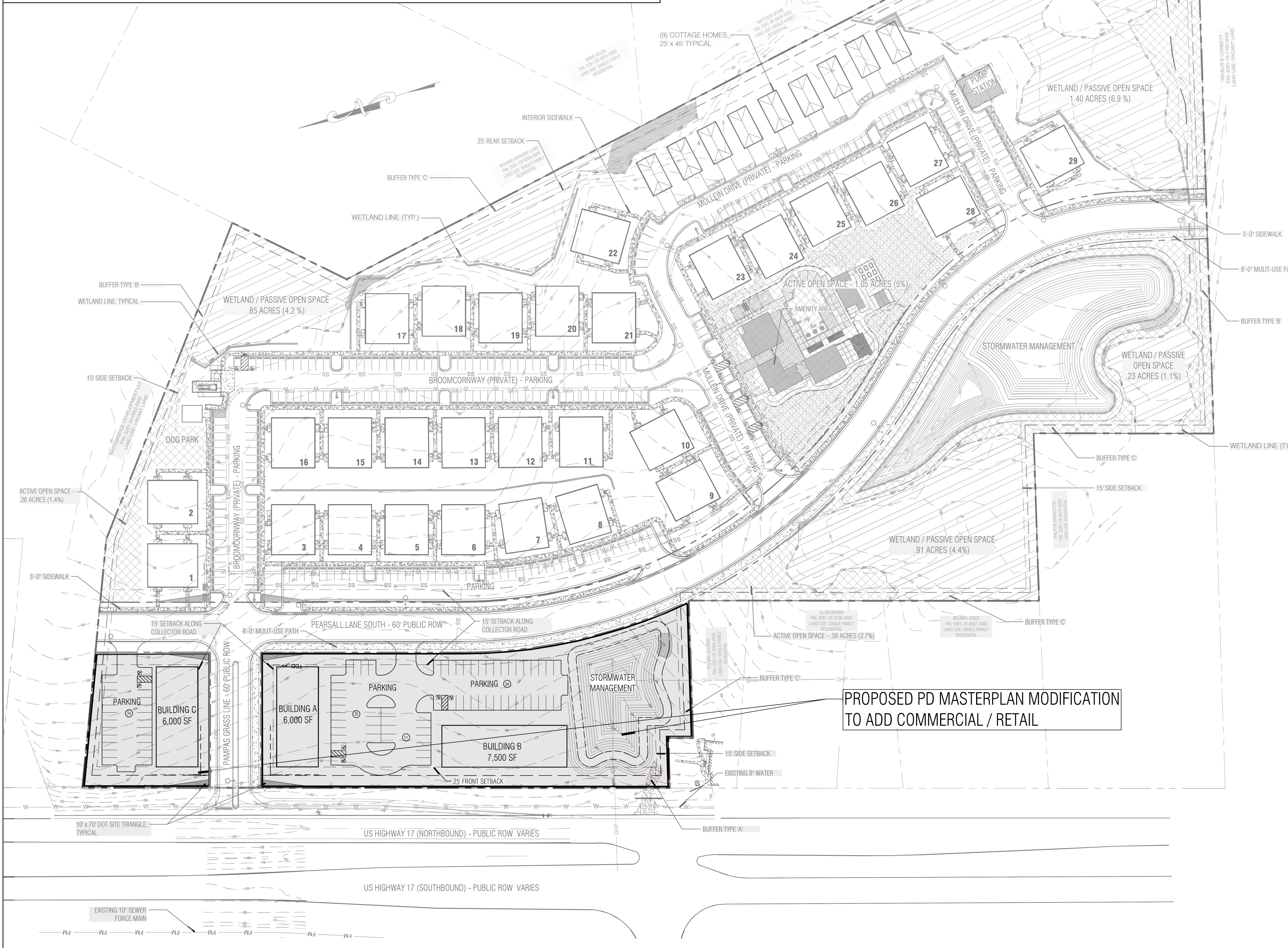
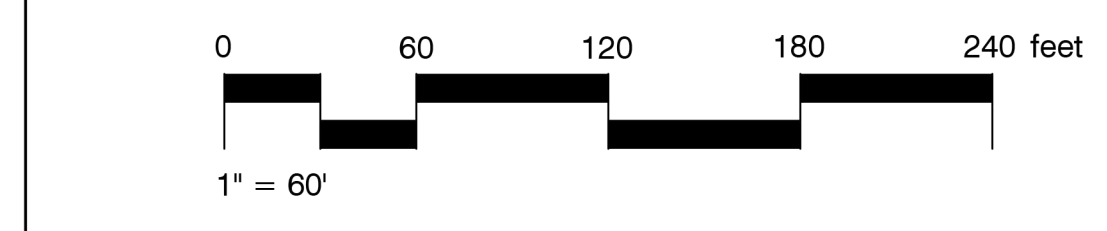
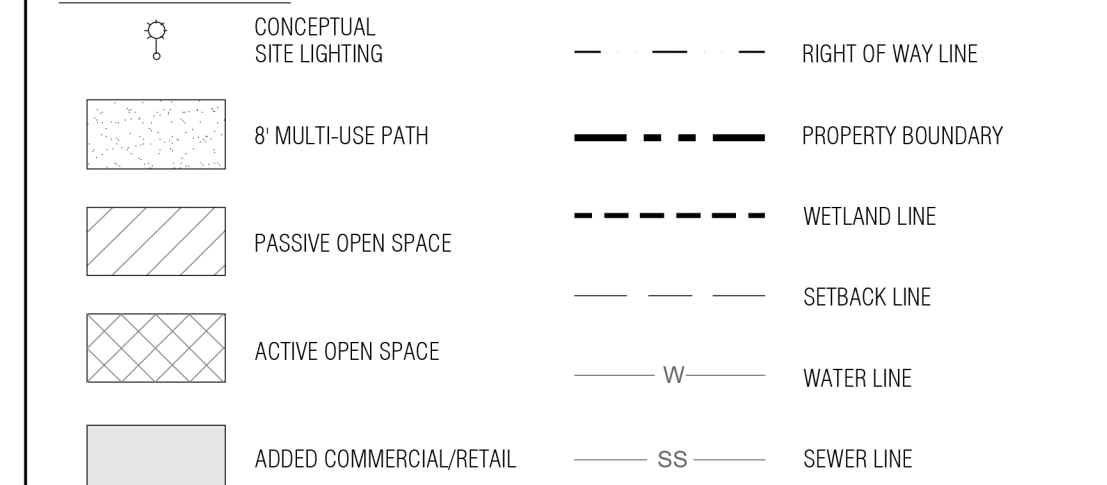
PD DIMENSIONAL STANDARDS

	REQUIRED	PROPOSED
MIN. LOT WIDTH	50'	50'
MIN. FRONT YARD (ALONG HIGHWAY 17)	25'	25'
MIN. FRONT YARD (ALONG 60' COLLECTOR ROAD)	15'	15'
MIN. SIDE YARD	15'	15'
MIN. REAR YARD	25'	25'
MAX. HEIGHT	35'	35'
BUILDING SEPARATION	15'	15'

NOTES:

- PLAN BASED ON SURVEY TITLED 'WILCOX DIVISION' PROVIDED BY MICHAEL UNDERWOOD AND ASSOCIATES, P.A. ON JANUARY, 2021.
- WETLAND LINE BASED ON PLAN TITLED 'WETLAND DELINEATION SKETCH' PREPARED BY LAND MANAGEMENT GROUP ON JANUARY 2021.
- PROJECT WILL BE DEVELOPED AS ONE (1) PHASE.
- WATER WILL BE PROVIDED BY PENDER COUNTY UTILITIES.
- SEWER WILL BE PROVIDED BY PLURIS HOLDINGS, LLC.
- TOWNHOMES AND SINGLE FAMILY LOTS WILL BE SUBDIVIDED INTO INDIVIDUAL LOTS.
- BUILDING FOOTPRINTS WILL BE USED AS LOT LINES WITH THE OPEN SPACE AS COMMON AREA. AN HOA WILL BE ESTABLISHED TO MAINTAIN COMMON AREA.
- WATER AND WASTEWATER HAVE BEEN PREVIOUSLY APPROVED.

LEGEND



**MIHALY**  
LAND DESIGN  
PLANNING + LANDSCAPE ARCHITECTURE  
330 MILITARY CUTOFF RD., Suite A3  
Wilmington, NC 28405 910.392.4355



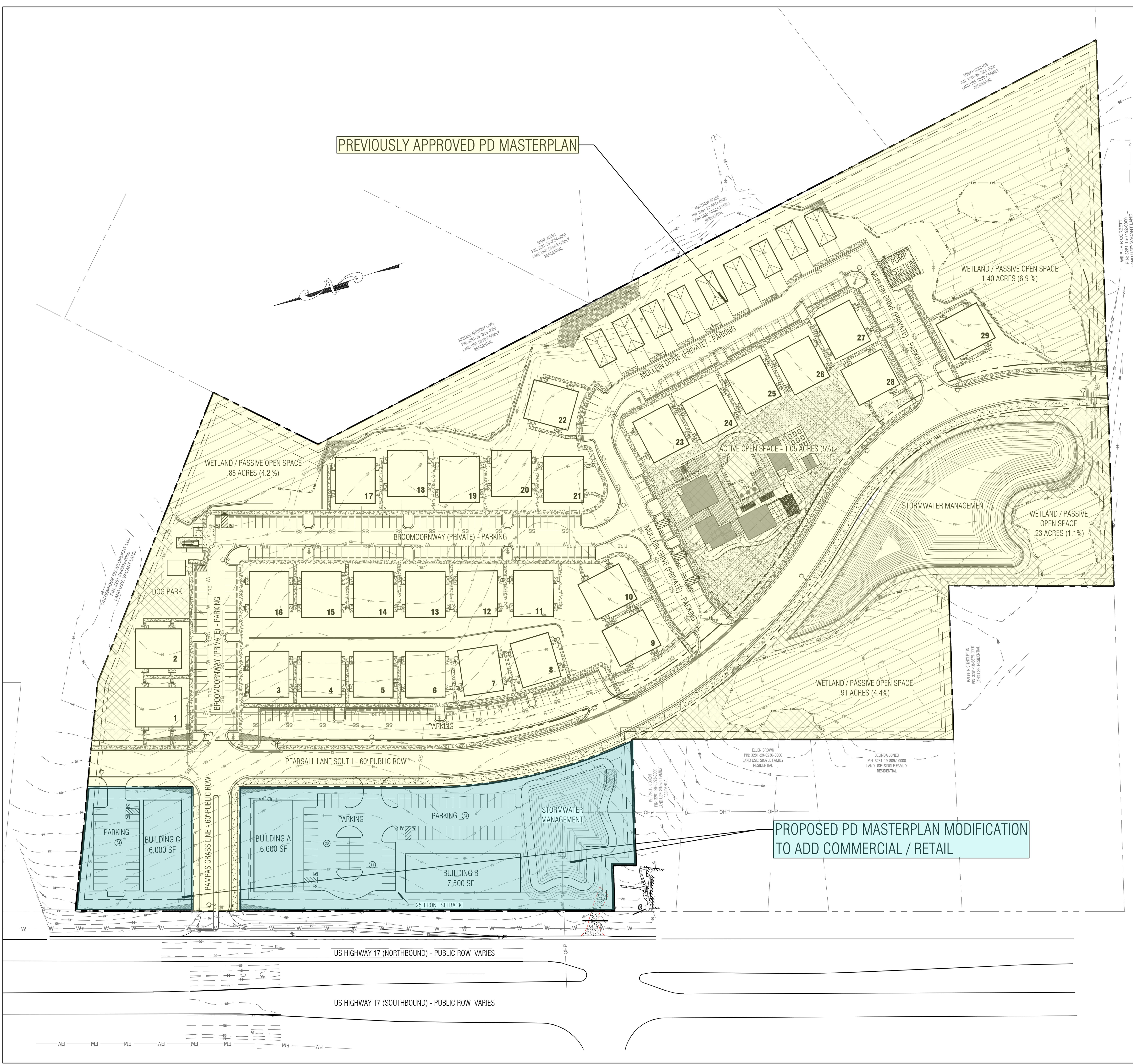
**Revisions**  
2021-08-02: REVISED PER TRC COMMENTS  
2023-06-09: REVISED PER COMMERCIAL AREA COMMENTS  
2023-06-15: REVISED OPEN SPACE PER ADDITION OF COMMERCIAL

**PROJECT**  
**SCOTTS HILL RESIDENTIAL MIXED-USE**  
HIGHWAY 17  
HAMPSTEAD, NC 28443

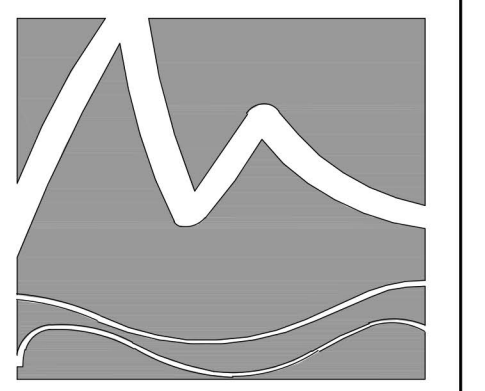
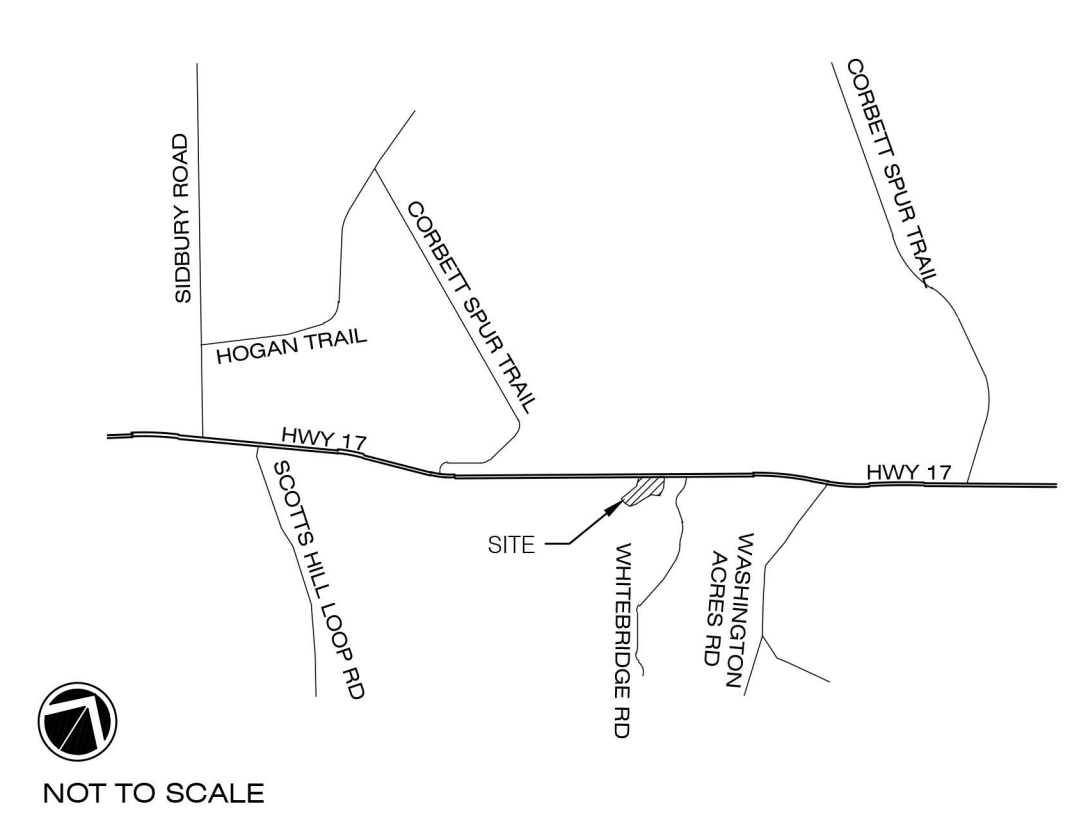
MASTERPLAN MODIFICATION

Date: 2021-07-09  
Phase:  
Job Number: 830-19  
Designed by: MLD  
Drawn by: MAS  
Checked by: JWM  
Sheet Title:  
PD MASTERPLAN

Sheet Number:  
**L1.0**  
of 1 sheets



**VICINITY MAP**



**MIHALY**  
LAND DESIGN  
PLANNING + LANDSCAPE ARCHITECTURE  
330 MILITARY CUTOFF RD., Suite A3  
Wilmington, NC 28405 910.392.4355



**Revisions**  
2021-08-02: REVISED PER TRC COMMENTS  
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**PROJECT**  
**SCOTTS HILL RESIDENTIAL MIXED-USE**  
HIGHWAY 17  
HAMPSTEAD, NC 28443

**MASTERPLAN MODIFICATION**

Date: 2021-07-09  
Phase:  
Job Number: 830-19  
Designed by: MLD  
Drawn by: MAS  
Checked by: JWM  
Sheet Title:  
**OVERALL EXHIBIT**

Sheet Number:  
**LO.0**  
of 2 sheets

**LEGEND**

- CONCEPTUAL SITE LIGHTING
- 8' MULTI-USE PATH
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- ADDED COMMERCIAL/RETAIL
- RIGHT OF WAY LINE
- PROPERTY BOUNDARY
- WETLAND LINE
- SETBACK LINE
- WATER LINE
- SEWER LINE

